

**Subject:** RE: Pico Project - 1330 Pico Boulevard  
**From:** Reuben Duarte <RDuarte@sheppardmullin.com>  
**Date:** 1/18/19, 10:03 AM  
**To:** Gerald Gubatan <gerald.gubatan@lacity.org>  
**CC:** Alfred Fraijo Jr. <afraijo@sheppardmullin.com>

Sounds good Gerald. I will follow up next week. Thanks again for your help and have a good weekend.

Best,

**Reuben A. Duarte** | Senior Planner  
+1 213-455-7679 | direct  
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**From:** Gerald Gubatan <gerald.gubatan@lacity.org>  
**Sent:** Friday, January 18, 2019 9:44 AM  
**To:** Reuben Duarte <RDuarte@sheppardmullin.com>  
**Cc:** Alfred Fraijo Jr. <afraijo@sheppardmullin.com>  
**Subject:** Re: Pico Project - 1330 Pico Boulevard

Hi Reuben -

Thanks for putting this together - I noticed the city planner's name listed as overseeing the HPOZ Unit and ugh, unfortunately, based on my dealings with her in the past, she tends to be 'rigid' with respect to code interpretations...

Let me review and strategize and let's tag-base next week.

Gerald

Gerald G. Gubatan  
Senior Planning Deputy  
Office of Council Member Gilbert Cedillo  
Council District 1  
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Los Angeles, CA 90012

Tel: 213.473.7001  
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<http://cd1.lacity.org/>

On Fri, Jan 18, 2019 at 9:18 AM Reuben Duarte <[RDuarte@sheppardmullin.com](mailto:RDuarte@sheppardmullin.com)> wrote:

Happy Friday Gerald,

Apologies for the late reply. I wanted to follow up on your discussion with Alfred re 1330 Pico and the HPOZ boundary. As requested, the attached briefly outlines the issues and timeline and includes a copy of the Councilman's motion to remove the site from the HPOZ boundaries. We are requesting that the Council Office meet with Ken Bernstein to help expedite the process to prepare the ordinance to remove the site, as required per the Councilman's motion, and to do so as a technical correction.

Please feel free to contact me directly if you have any questions or need any additional information.

Best,

**Reuben A. Duarte** | Senior Planner  
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**From:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>  
**Sent:** Wednesday, January 9, 2019 9:05 AM  
**To:** Alfred Fraijo Jr. <[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)>  
**Subject:** Re: Pico Project - 1330 Pico Boulevard

Alfred,

If you don't mind refreshing my fading memory and providing a quick summary in bullet form of key issues, conflicts and what needs to be reconciled.

Thanks,

Gerald G. Gubatan  
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On Tue, Jan 8, 2019 at 1:18 PM Alfred Fraijo Jr. <[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)> wrote:

Thank you Gerald.

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**From:** Gerald Gubatan <[gerald.gubatan@lacity.org](mailto:gerald.gubatan@lacity.org)>  
**Sent:** Tuesday, January 8, 2019 1:03 PM  
**To:** Alfred Fraijo Jr. <[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)>  
**Subject:** Re: Pico Project - 1330 Pico Boulevard

Hello Alfred,

Sorry for the delayed response - Council has been in a "Recess" - I was out of the office last week and just returned.

Let me reach out and perhaps we can tag-base later this week.

Gerald

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On Thu, Jan 3, 2019 at 3:14 PM Alfred Fraijo Jr. <[afraijo@sheppardmullin.com](mailto:afraijo@sheppardmullin.com)> wrote:

Hi Gerald, I am following up to confirm if you had the opportunity to schedule a time to discuss with Ken Bernstein the motion to remove the site from the HPOZ. Per our discussion, we have not had any success connecting with Planning on this matter. I assume they are differing to Ken as per the ordinance.

Thank you.

**Alfred Fraijo Jr.** | Partner  
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